

MINUTES NOT VERBATIM  
SANTA ROSA COUNTY FIRE PROTECTION  
BOARD OF APPEALS MEETING MINUTES  
FEBRUARY 20, 2003

The regular meeting of the Santa Rosa County Fire Protection Board of Appeals was held February 20, 2003 at 4:00 p. m. in the Conference Room of the Santa Rosa County Building Inspection Department located at 6051 Old Bagdad Highway Room 202, Milton, Florida. Board members in attendance were Chairman John Reble, Warren Morgan, and Steve Rowell.

Building Inspection Department Staff in attendance were Tim Tolbert, Fire Official/Building Safety Coordinator; Rhonda Royals, Building Department Coordinator; Tambre Weiland, Fire Safety Inspector; and Esna Cluck, Permit Analyst.

Mr. John Reble, Chairman, called the meeting to order at 4:02 p.m.

**Agenda approval:**

Morgan made a motion to accept the agenda with a second from Rowell. Motion carried with 3 ayes.

**Approval of minutes:**

Rowell made a motion to accept the minutes from the January 16, 2002, meeting with a second by Morgan. Motion carried with 3 ayes.

**Next meeting:**

The next scheduled meeting is to be held on Thursday, March 13, 2003, at 4:00 p.m.

**Old Business:**

None

**New Business:**

***Variance Request:***

***Reece Pediatric – Fire Hydrant***

Reble read the application for appeal into the record. The application shows a distance of 499.96 feet from the hydrant to the most remote corner of the building. Reble asked Tolbert if this diagram was correct. Tolbert replied that Tambre Weiland had measured as the hose would lay and came up with a distance of around 650 feet.

Dr. Randall Reece told the Board he had a diagram from an architect showing the 499 feet. Reece showed the Board the diagram and some pictures that he had on his personal digital assistant. Reece told the Board that the measurement is across an easement approximately 25 feet wide and that once someone moves into the existing building, it will be paved.

Reece stated that the easement is considered a community property area. Discussion ensued.

Chief David Burnett, Midway Fire Department, spoke to the Board. Burnett stated that he had met with Weiland at the site when she took the measurement. Burnett described the easement as being 30 feet of dirt that is not graded or sub-graded, and has no gravel. Reble asked Burnett if he was comfortable using the easement as it currently sits. Burnett replied that it was not viable at this time. Discussion ensued.

Reble asked if a water line was there. Burnett replied that South Santa Rosa Utilities had also met with him and Weiland the same day as she took the measurement. Burnett stated that there is a six-inch main that runs in front of the driveway to the complex and that a hydrant could be placed at the corner which would meet the requirement. Burnett told the Board that the framing is up on the building and he had concerns of getting a hydrant in before a certificate of occupancy is issued. Tolbert stated that the builder and owner had agreed to install the hydrant at the time of the building permit issuance and now decided to try to get a variance. Discussion ensued. Reble reviewed the water calculations provided by Tolbert.

Morgan made a motion to deny the variance request. There was a second by Rowell. Motion carried with 3 ayes.

***Variance Request:***

***VFW Post #4833 – Double cylinder key lock on egress door***

Reble read the application for appeal into the record. Roger Gable, Commander of Post #4833, spoke to the Board. Gable stated that there are four doors in the building and three of those doors have the double cylinder key locks. Gable stated that the first person to arrive at the building in the morning unlocks all doors and that the doors are never locked when someone is in the building. Gable told the Board the building has been broken into four times, twice in the past year. Gable stated that someone came down through the ceiling and that now if they come through the ceiling they won't be able to get out. Discussion ensued.

Robert Daniels, Quarter Master of VFW Post #4833, spoke to the Board regarding the vandalism problems they have had.

Rowell made a motion to deny the variance request with a second by Morgan. Motion carried with 3 ayes.

***Variance Request:***

***R B Office Park – Fire Hydrant***

Reble read the application for appeal into the record. Reble also read the water supply calculations provided by Tolbert. Doug Robbins, Robbins Builders, spoke to the Board.

Robbins stated that he had done a lot of research prior to starting this project, but did not know that a fire hydrant was needed within 500 feet of the most remote corner of the building. Robbins said he did not calculate into his budget the \$25,000 to \$30,000 it would cost to jack and bore under Highway 98 to be able to install a fire hydrant. Discussion ensued.

Burnett stated that there is a six-inch water main at the corner of Highway 98 and Kitty Hawk Drive. Burnett stated that Robbins could extend the six-inch main to a point that would meet the requirement and place a hydrant on it without having to jack and bore. Discussion ensued. Robbins stated that he did not know of this option prior to this meeting.

Reble asked Robbins if he still wanted to pursue the variance in light of the new information. There was some discussion. Morgan stated that he is friends with Robbins and he wanted to abstain from the vote. Reble told Robbins that without a

quorum the Board could not render a decision at this meeting, but we could table the issue until the next meeting. Robbins stated the issue needed to be tabled. Rowell made a motion to table the variance request until the next meeting. There was a second by Morgan. Motion carried with 3 ayes.

**Public Forum:**

None

At 4:35 p. m. Morgan made a motion to adjourn the meeting with a second by Rowell. Motion carried with 3 ayes.